# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 8-I-23-RZ Related File Number:

Application Filed: 6/27/2023 Date of Revision:

Applicant: STEPHEN WARD

#### **PROPERTY INFORMATION**

General Location: North side of W Beaver Creek Dr, across from intersection of W Beaver Creek Dr and Savannah Trace

Way

Other Parcel Info.:

**Tax ID Number:** 66 144.01, 14501 (P/O) **Jurisdiction:** County

Size of Tract: 1.09 acres

Accessibility: Access is via W Beaver Creek Dr, a major collector with a 17-ft pavement width within 55-ft of right-of-

way

#### GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential & Rural Residential

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The north side of W Beaver Creek Rd is primarily large residential residential, while the southside is

mostly large lot single family subdivisions.

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4613 W and 4609 W, BEAVER CREEK DR

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

**Previous Requests:** 

**Extension of Zone:** Yes, it is an extension.

**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

**Staff Recomm. (Abbr.):** Approve the RA (Low Density Residential) zone because it is an extension of zoning from the south

and is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The area surrounding the subject property has seen a moderate transition from agricultural to residential land use since the late 1990s.

2. The proposed RA zoning would serve as a minor extension of the zone to the south of the subject property. There are several individual properties and subdivisions in the area that have been developed under RA zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission, which is in character with the RA zone description.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The property has direct access to a major collector street, so the minimal traffic generated by a use in this zone would not require traffic through residential streets.
- 2. In character with the surrounding development this 1.09-acre property built at maximum capacity, could be developed with up to 4 lots or 3.7 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The Northwest County Sector Plan designates this property LDR (Low Density Residential) land use classification, which allows consideration of density up to 5 du/ac, consistent with the requested RA zoning.
- 2. This property is located in the Planned Growth Area of the Growth Policy Plan, where RA can be considered.
- 3. The proposed rezoning to RA aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
- 4. The requested zoning district at this location is not in conflict with any other adopted plans.

Action: Approved Meeting Date: 8/10/2023

**Details of Action:** 

Summary of Action: Approve the RA (Low Density Residential) zone because it is an extension of zoning from the south

and is consistent with the sector plan and surrounding development.

**Date of Approval:** 8/10/2023 **Date of Denial: Postponements:** 

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Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knox County Commission	
Date of Legislative Action:	9/25/2023	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":

Amendments:

**Effective Date of Ordinance:** 

Amendments:

Date of Legislative Appeal:

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